

\$625,000 - 1758 Kilpatrick Ave, Courtenay

MLS® #1018036

\$625,000

3 Bedroom, 2.00 Bathroom, 1,268 sqft

Single Family on 0.18 Acres

Courtenay City, Courtenay, British Columbia

COURTENAY RANCHER! EXCEPTIONALLY VALUED HOME! Stylish Courtenay Rancher in a lovely, quiet location near a beautiful neighbourhood park with gorgeous mature trees - Maple Park. This home is lovingly maintained and thoughtfully finished, with character and personality including coved ceilings, and unique wood finishing. Upgrades include a newer roof, expensive Gutter Filter Guards, new European-styled patio doors and windows throughout, and Energy Audit Upgrading, featuring extra insulation all throughout the very large and clean crawlspace, perfect for all your storage needs. The backyard is a garden oasis including established strawberry, raspberry, blueberry, rhubarb, apple and plum trees, and lovely flowers throughout! The great location offers the convenience of living near schools, shopping centres, Maple Park, walking trails, and not far from the Airpark and Courtenay Marina, while being tucked away in a great residential neighbourhood. The bright main-floor living provides views of sunrises and sunsets, features an open floorplan with a cozy gas fireplace, oak flooring, 2 pantries, an abundance of pull-out drawers, 3 bedrooms and 2 baths, and an open kitchen/dining area with access to a wonderful backyard deck. Whether you are considering buying your first home or downsizing, this is your ideal opportunity. Come have a look! For more information please text or call John Kalhous directly at 250-334-SOLD (7653) or email



Built in 1961

Essential Information

Listing #	1018036
Price	\$625,000
Bedrooms	3
Bathrooms	2.00
Square Footage	1,268
Acres	0.18
Year Built	1961
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1758 Kilpatrick Ave
Subdivision	Courtenay City
City	Courtenay
Province	British Columbia
Postal Code	V9N2Y6

Amenities

Features	Central location, Level lot, Other
Parking Spaces	2
Parking	Carport
# of Garages	1

Interior

Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Additional Information

Zoning	Residential
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Listing Details

Listing Office	Royal LePage-Comox Valley (CV)
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Listing information last updated on November 3rd, 2025 at 1:46pm MST